

Ibbett Mosely

Cudham Road, Tatsfield, TN16 2NJ


Ibbett Mosely

Situated in a semi rural location in the Green Belt to the outskirts of the well regarded and sought after village of Tatsfield this charming detached double fronted Victorian family residence believed to originally date from 1900 with a later extension comes highly recommended, Many of the original features of the period have been retained whilst the property has been fully modernised and updated, the original garage has been converted to an excellent addition with a cinema/games room, a gym and shower room. Set within mature and well stocked gardens extending to about three quarters of an acre in total.

- Bedroom One with En-Suite Bathroom
- Three Further Double Bedrooms
- Family Bathroom
- Two Reception Rooms
- Fitted Kitchen/Breakfast/Family Room
- Utility Room and Cloakroom
- Cinema/Games Room with Gym and Shower Room
- Gas Central Heating
- Ample Parking
- Secluded Gardens and Grounds extending to about Three Quarters of an Acre



PRICE FREEHOLD £1,500,000

LOCATION

Tatsfield is a much sought after village, but don't be fooled into thinking this is a sleepy village! Tatsfield boasts many clubs and community activities, for a variety of age groups. Tatsfield also has a village shop, the Old Ship pub, a village social club with sub post office, a popular garage, allotments, a village hall and the primary school. Outside of the village you will find St Marys Church and Park Wood Golf Club.
Oxted, Biggin Hill, Warlingham and Croydon for a wider choice of shops and Oxted, Woldingham and Upper warlingham for trains to London. M25 junction 6 at Godstone.

DESCRIPTION

Nestled on the charming Cudham Road in Tatsfield, Westerham, this splendid Victorian detached house offers a perfect blend of classic elegance and modern comfort. With four generously sized bedrooms, this home is ideal for families seeking space and tranquillity. The property boasts three inviting reception rooms, providing ample areas for relaxation, entertaining guests, or enjoying family time.

The two well-appointed bathrooms ensure convenience for all residents, making morning routines and evening unwinding a breeze. The house is set within a generous plot. A rare find that adds to the property's appeal, especially for those with multiple cars or who enjoy hosting gatherings.

The Victorian architecture of the home adds character and charm, with period features that are sure to impress. The surrounding area of Tatsfield is known for its picturesque landscapes and a strong sense of community, making it an excellent choice for those looking to settle in a peaceful yet vibrant location.

This property presents a unique opportunity to own a piece of history while enjoying the comforts of modern living. Whether you are looking for a family home or a serene retreat, this Victorian gem on Cudham Road is not to be missed.

GROUND FLOOR

The house is approached off Cudham Road through double electrically operated gates on brick piers, over a block paved driveway.

RECESSED ENTRANCE PORCH

With front door opening to the entrance hall.

ENTRANCE HALL

With two radiators and stairs to the first floor.









RECEPTION ROOM
A dual aspect room with double glazed windows, radiator and fireplace with fitted log burner.

DINING ROOM
A dual aspect room with double glazed windows, radiator and decorative surround to fireplace.

FITTED KITCHEN/BREAKFAST/FAMILY ROOM
A superb entertaining area with corner bi-fold doors opening to the terrace and garden. The kitchen is fitted with a range of base and wall units, including a breakfast bar. Fitted appliances include a hob, extractor, two ovens, microwave, fridge and freezer, a dishwasher and sink. There is space for a breakfast table and chairs as well as a family area to relax. There are porcelain tiled floors throughout the area,

UTILITY ROOM
Fitted with base and wall units, shelved and store cupboards, plumbing for a washing machine, stainless steel sink and porcelain tiled floor.

CLOAKROOM
With w.c., hand basin and porcelain tiled flooring.

FIRST FLOOR

LANDING
Hatch with fitted ladder to the loft space. Linen cupboard with gas boiler and fitted shelving.

BEDROOM ONE
With radiator, double glazed window overlooking the garden and a range of fitted wardrobe cupboards with sliding doors, one opening to the en-suite bathroom.

EN-SUITE BATHROOM
With enc;losed bath with mixer tap and hand shower attachment, w.c. and hand basin. Chrome heated towel rail, extractor fan and cabinet.

BEDROOM TWO
A dual aspect room with double glazed windows, radiator, decorative fireplace and air condition unit.

BEDROOM THREE
A dual aspect room with double glazed windows, radiator and decorative fireplace.

BEDROOM FOUR
With double glazed window and radiator.













FAMILY BATHROOM

With enclosed bath, separate walk in shower, w.c. and hand basin. Chrome ladder towel rail, part tiled walls, tiled flooring, extractor fan, double glazed window and cabinet.

CINEMA/GAMES ROOM

With bi-fold double glazed doors from the terrace and garden, fitted projector and 10 ft cinema screen and fitted bar to one corner with with fridge and sink.
Door to the GYM with dorr to the front and fitted work surface with stainless steel sink. HALL AREA with cupboard housing a gas boiler for underfloor heating. SHOWER/CLOAKROOM With shower cubicle, w.c., and hand basin.

THE GARDEN AND GROUNDS

Approached from Cudham Road through decorative electrically operated gates on brick pillars to a block paved drive allowing for the parking of numerous vehicles. The garden is well secluded and includes lawns, a pond, flowering trees and shrubs, fruit trees, a sizable paved terrace with an outside catering area with barbecue and pergola, a kitchen garden with raised beds and garden shed. IN ALL ABOUT THREE QUARTERS OF AN ACRE.

SERVICES

Mains gas, water, electricity. Private treatment plant.

COUNCIL TAX

Tandridge District Council - Band "F"

ENERGY PERFORMANCE CERTIFICATE

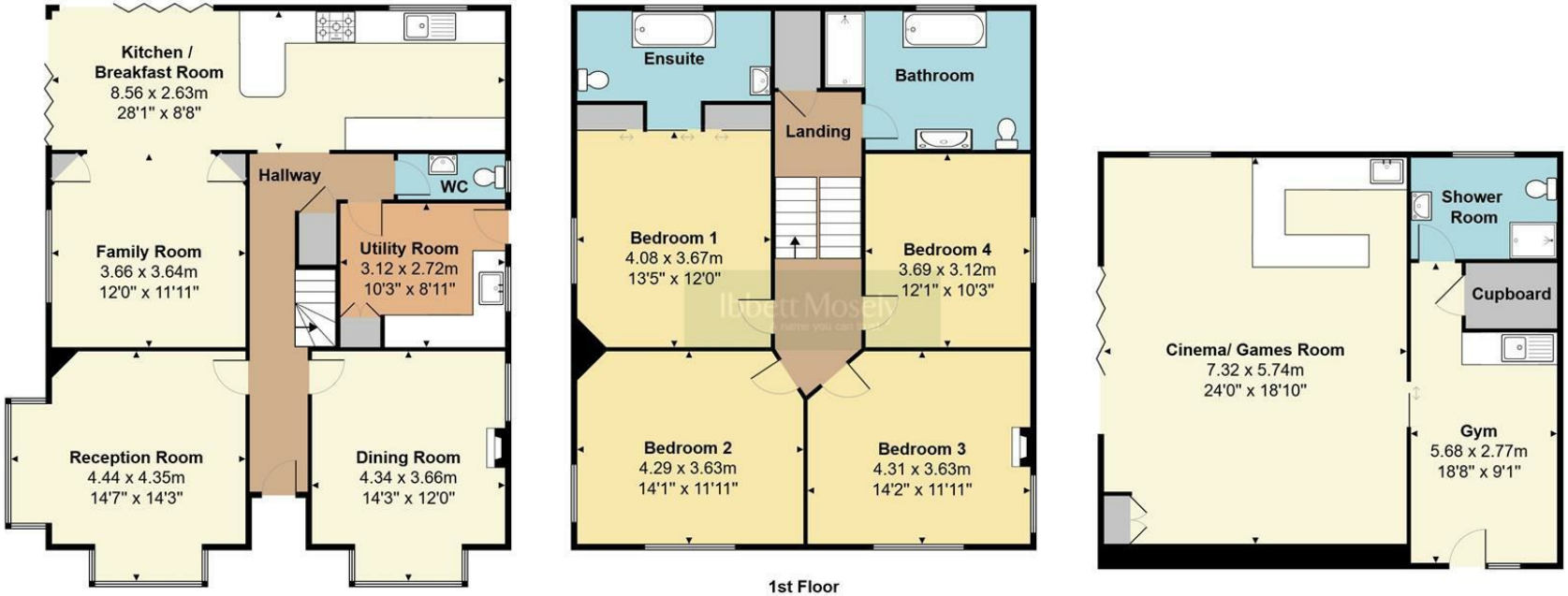
The outbuilding which has been converted to a cinema/games room, gym and shower room has an Energy rating of "B".

ROUTE TO VIEW

Leave the village with the Old Ship pub on your left and the primary school on your right. Continue to to the crossroads and turn left into Old Lane. Old Lane will become Ricketts Hill Road after a short distance.
Continue down Ricketts Hill Road, pass Manor Road on the right and Cudham Road will be the next road on the right.

Cudham Road, Tatsfield, TN16

Total Floor Area: 242.8 m² ... 2613 ft²



Ground Floor
Total Floor Area 90.1 m² ... 970 ft²

1st Floor
Total Floor Area 86.8 m² ... 934 ft²

Outbuilding
Total Floor Area 66.0 m² ... 710 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Ibbett Mosely

Westerham 01959 563265

EPC Rating- C

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

...a name you can trust
offices in Kent and London